

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, May 19, 1989

at 9:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

James E. Caldwell
Vice Chairman
Michael J. Howlett
Roula Alakiotou
Anthony J. Fornelli

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Vice Chairman Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 21, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Caldwell, Howlett, Alakiotou, Fornelli. Nays- None. Absent- Kennon.

* * * * *

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Boguslaw J. Klosowiak
 APPEARANCES FOR: Boguslaw J. Klosowiak
 APPEARANCES AGAINST:

CAL. NO. 100-89-Z
 MAP NO. 9-M
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 6156 W. Patterson Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Boguslaw J. Klosowiak, owner, on March 14, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, a recently constructed 12' x 33' dormer addition on the east side of a 1-story brick single-family residence, which addition results in a floor area ratio of 0.64 instead of 0.50, on premises at 6156 W. Patterson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 15, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-2, §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick single-family residence; that the applicant constructed a 12' x 33' dormer addition to the east side of the existing single-family residence without obtaining necessary building permits; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the dormer addition is necessary to meet the needs of the applicant and his family and relations; that the plight of the owner is due to unique circumstances in that the said 12' x 33' dormer addition was constructed without obtaining the necessary building permits and that the applicant now finds himself in a fait accompli situation; that the said dormer will not impair an adequate supply of light and air to adjacent property and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon

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it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a recently constructed 12' x 33' dormer addition on the east side of a 1-story brick single-family residence, which addition results in a floor area ratio of 0.64 instead of 0.50, on premises at 6156 W. Patterson Avenue, upon condition that no kitchen facility shall be installed on the 2nd floor of the building on the subject site; that the subject building shall contain not more than one dwelling unit and that its occupancy is limited to persons each related to the other by blood (or adoption) and their respective spouses, pursuant to the subject site's R2 Single-Family Residence zoning; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Barry Schreiberstein

CAL. NO. 101-89-Z

APPEARANCES FOR: Gary Wigoda

MAP NO. 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING
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PREMISES AFFECTED-- 3059 N. Paulina Street

SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Barry Schreiberstein, owner, on March 29, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family residence, whose west front yard will be 3.25 feet instead of 6.43 feet, whose north side yard will be 2.3 feet instead of 10 feet, whose south side yard will be 1.59 feet instead of 3.08 feet, and whose rear yard will be 19.75 feet instead of 30 feet, on premises at 3059 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7-8-4(2), §7.9-4, §11.7-4(1)

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a reverse-corner lot of a four lot development; that the three lots south of the subject site were granted exceptions by the Office of the Zoning Administrator in order to erect single-family residences similar to the proposed single-family residence; that the subject site lot is a 1,651 sq. ft. parcel of land; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to build a modern, livable single-family residence on the subject lot; that the plight of the owner is due to unique circumstances in that the subject lot is a reverse corner lot which necessitates the requested variations in lieu of an exception; that the proposed single-family residence will be part of a four single-family residence development; and that the variations, if granted, will be compatible with the existing residential uses on the block and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story single-family residence, whose west front yard will be 3.25 feet instead of 6.43 feet, whose north side yard will be 2.3 feet instead of 10 feet, whose south side yard will be 1.59 feet instead of 3.08 feet, and whose rear yard will be 19.75 feet instead of 30 feet, on premises at 3059 N. Paulina Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Robert and Fran Bartkowiak
 APPEARANCES FOR: Robert Bartkowiak
 APPEARANCES AGAINST:

CAL. NO. 102-89-Z
 MAP NO. 12-N
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 5248 S. Rutherford Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Robert and Fran Bartkowiak, owners, on April 3, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the expansion of an existing garage attached to the south side of a 1-story brick single-family residence, whose south side yard will be 6 inches instead of 4 feet, on premises at 5248 W. Rutherford Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District;

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick single-family residence with a 1-car garage attached at the south side; that the applicants seek to extend the existing attached garage to within 6 inches of the south lot line; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the expansion of the existing garage to accommodate 2 automobiles is necessary to meet the needs of the applicants; that the plight of the owners is due to the location of the existing attached garage; and that the variation, if granted, will be compatible with the existing improvements in the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the expansion of

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an existing garage attached to the south side of a 1-story brick single-family residence, whose south side yard will be 6 inches instead of 4 feet, on premises at 5248 S. Rutherford Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Southside Romanian Church of God, an Illinois not-for-profit corporation
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 103-89-S
 MAP NO. 16-J
 MINUTES OF MEETING
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PREMISES AFFECTED— 6632-40 S. Kedzie Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Southside Romanian Church of God, an Illinois not-for-profit corporation, for Southside Vasa Club, Inc., owner, on March 21, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 96-seat church in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 6632-40 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the applicant church presently conducts services at 2712 S. Kildare Avenue; that a church is necessary at the subject site to continue to meet the needs of the 53 member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the establishment of the proposed 96-seat church in that the subject site has a parking area for 9 automobiles which meets the requirement of one parking space for each 12 seats and which is located in an area improved predominantly with residential uses; and that although the subject site is zoned B2-1, it is not located in a viable business district, and that the establishment of the proposed church will not cause substantial injury to the value of other property in this essentially residential neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a 96-seat church in a 1-story brick building, on premises at 6632-40 S. Kedzie Avenue, upon condition that the on-site parking area abutting south of the subject building shall be improved with a compacted macadam

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base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that steel beam guard rails shall be erected on the periphery of the parking area, excepting the entryway; that striping shall be provided; that lighting shall be provided which is directed away from abutting residential property; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that any driveway shall be constructed in accordance with applicable ordinances; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Amanda, Inc./Joseph R. Celovsky, Jr.
 APPEARANCES FOR: Joseph R. Celovsky, Jr.
 APPEARANCES AGAINST:

CAL. NO. 104-89-S
 MAP NO. 18-G
 MINUTES OF MEETING
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PREMISES AFFECTED-- 7660 S. Halsted Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Amanda, Inc./Joseph R. Celovsky, Jr., for Sophia Foster, owner, on March 29, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-service laundrette in a 1-story brick store building, in a B2-2 Restricted Retail District, on premises at 7660 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject 1-story brick building has been occupied by a self-service laundrette for the past 12 years; that the previous owner of the site let the business license lapse; that the proposed self-service laundrette will consist of 30 coin-operated washing machines and 14 coin-operated dryers; that the proposed use is necessary for the public convenience at this location to continue to provide a necessary service to community residents; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will meet all applicable code regulations and which will have two employees, one of which will be in attendance at all times during the hours of operation from 7 A.M. to 9 P.M., daily; and that the proposed use is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a self-service laundrette in a 1-story brick store building, on premises at 7660 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M. daily; that one employee shall be in attendance on the premises at all times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Joseph A. Ricchio
 APPEARANCES FOR: Joseph A. Ricchio
 APPEARANCES AGAINST:

CAL. NO. 105-89-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 2109 N. Racine Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph A. Ricchio, for Robert Birkmeyer, owner, on March 21, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 7.78' x 22.54' addition to the rear of a 2-story brick proposed single-family residence situated on the rear of the lot, with no rear yard instead of 30 feet, on premises at 2109 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick 2 dwelling unit building located on the rear of the lot; that the applicant proposes to deconvert the subject building to a single-family residence and erect a 2-story 7.78' x 22.54' addition to the rear of the existing building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story addition is necessary to make the subject building a livable structure in the deconversion to a single family residence; that the plight of the owner is due to the configuration of the existing building on the lot; that the proposed addition will not adversely effect an adequate supply of light and air to adjacent residential properties; and that the variation, if granted, will be compatible with improvements in this block many of which do not comply with the rear yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon

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it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 7.78' x 22.54' addition to the rear of a 2-story brick proposed single-family residence situated on the rear of the lot, with no rear yard instead of 30 feet, on premises at 2109 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Sokoni Karanja
 APPEARANCES FOR: Sokoni Karanja
 APPEARANCES AGAINST:

CAL. NO. 106-89-Z
 MAP NO. 8-E
 MINUTES OF MEETING
 MAY 19, 1989

PREMISES AFFECTED-- 3213 S. Calumet Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Sokoni Karanja, owner, on April 7, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, an existing 13.7' x 18' 2nd story addition above a garage attached to the rear of a 3-story brick townhouse dwelling unit on a through lot, which addition is located in required north side and east front yards and results in about a 5% (246 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3213 S. Calumet Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.9-3, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the said use is located in an R3 General Residence District; that on August 15, 1986, the Board granted a variation to the applicant permitting the erection of a 13' x 18' garage attached to the rear of a 3-story brick townhouse dwelling unit to be located in the east front yard required on a through lot on the subject site, in Calendar No. 200-86-Z; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)." that the applicant expanded the subject site townhouse dwelling unit building by the erection of a 246 sq. ft. solarium above the garage attached to the rear of the existing townhouse building, which exceeds by about 5% the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance that the property in question cannot yield a reasonable return nor be put to reasonable use if

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permitted to be used only under the conditions allowed by the regulations in this district in that the 2nd floor addition is necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to unique circumstances in that at the time the Board granted the variation permitting the erection of the garage in the east front yard there was no provision in the zoning ordinance to exceed the allowable floor area; that the ordinance passed by the City Council on October 30, 1987 now allows for the expansion of any permitted residential use in this R3 General Residence District by an amount not to exceed 15%; that the 2nd floor solarium addition will not adversely affect an adequate supply of light and air to adjacent properties and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit an existing 13.7' x 18' 2nd story addition above a garage attached to the rear of a 3-story brick townhouse dwelling unit on a through lot, which addition is located in required north side and east front yards and results in about a 5% (246 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3213 S. Calumet Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: George F. Marchant Company
 APPEARANCES FOR: John P. Murray
 APPEARANCES AGAINST:

CAL. NO. 107-89-S
 MAP NO. 4-I
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 2607 W. Ogden Boulevard
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, George F. Marchant Company, owner, on April 11, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing off-site accessory parking lot, in an M1-2 Restricted Manufacturing District, on premises at 2607 W. Ogden Boulevard, to serve a business located at 1420-34 S. Rockwell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §10.16(b)b, §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that on February 26, 1970, the Board approved a special use for the establishment of an off-site parking lot at 2601-03 W. Ogden Boulevard for the use of the applicant company, Calendar No. 25-70-S; that the applicant now seeks to expand the existing lot 25 feet west; that the proposed use is necessary for the public convenience at this location to accommodate the needs of the applicant company's expanding organization located at 1420-34 S. Rockwell Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; and that the proposed expansion of an existing parking lot is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing off-site accessory parking lot, on premises at 2607 W. Ogden Boulevard, to serve a business located at 1420-34 S.

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Rockwell Street, upon condition that no use shall be made of the premises until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to customers and employees of the applicant company; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the entire lot shall be enclosed with 6 feet high chain link fencing, excepting the driveway; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be from S. Rockwell Street; that the alley abutting the facility shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked during all hours when not in use by the applicant company; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: The George F. Marchant Company
 APPEARANCES FOR: John P. Murray
 APPEARANCES AGAINST:

CAL. NO. 108-89-Z
 MAP NO. 4-I
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED--- 2607 W. Ogden Boulevard
 SUBJECT--- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD---

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, George F. Marchant Company, owner, on April 11, 1989, filed an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the expansion of an existing off-site accessory parking lot with parking in the 20 foot front yard required when located across the street from a residence district, on premises at 2607 W. Ogden Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §10.16(6)b, §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that on May 19, 1989, in Calendar No. 107-89-S, the Board approved a special use for the expansion of an existing off-site accessory parking lot at the subject site to serve the applicant company located at 1420-34 S. Rockwell Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variation is necessary for maximum utilization of the subject site for employee and customer parking; that the plight of the owner is due to the code requirement which necessitates a 20 ft. front yard set back when located across the street from a residence district; that the proposed use is an extension of an existing parking lot and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the expansion of an existin

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Cal. No. 108-89-Z

off-site accessory parking lot with parking in the 20 foot front yard required when located across the street from a residence district, on premises at 2607 W. Ogden Boulevard, upon condition that shrubbery shall be provided in the north front portion of the lot not used for parking.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: The McDermott Foundation, Inc., an Illinois not-for-profit corporation
 APPEARANCES FOR: William J. Hennessey and Msgr. Ignatius D. McDermott
 APPEARANCES AGAINST:

CAL NO. 109-89-S
 MAP NO. 1-G
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 932 W. Washington Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, The McDermott Foundation, Inc., an Illinois not-for-profit corporation, owner, on April 17, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter on the 5th and 6th floors of a 6-story brick building, in a C3-3 Commercial-Manufacturing District, on premises at 932 W. Washington Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a C3-3 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-3 Commercial-Manufacturing District; that the applicant is an Illinois not-for-profit corporation established to provide assistance programs to public inebriates and the homeless; that the subject site is improved with a 6-story brick commercial building; that the applicant proposes to establish a transitional shelter facility for 69 residents on the 5th and 6th floors of the subject building, which will have 36 beds for male occupancy and 33 beds for female occupancy and which will be located on separate floors; that to accommodate the shelter facility, new stairwells and a new elevator will be constructed along with miscellaneous ground-floor lobby improvements, including a new main entrance for the shelter residents along Sangamon Street; that the Washington Boulevard entrance will be used for foundation offices and other permitted uses on the ground through 4th floors; that the transitional shelter will be open 24 hours a day and have a 10:00 P.M. curfew for residents; that meals, laundry facilities and lounge areas will be provided; that each floor of the transitional shelter facility will be supervised by professional staff; that the shelter facility will provide counseling and rehabilitation services to its residents; that the establishment of the transitional shelter facility on the 5th and 6th floors of the subject building is necessary for the

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public convenience at this location to alleviate the need for such use in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility which will meet all building code regulations and all applicable provisions of the municipal ordinances governing the establishment and operation of transitional shelter facilities; and that the proposed substantial investment in the renovation of the subject building will encourage further investment in the area and that the shelter facility will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter limited to 69 beds on the 5th and 6th floors of a 6-story brick building, on premises at 932 W. Washington Boulevard, upon condition that the building is brought into compliance with all applicable building code regulations; that the 5th and 6th floor premises shall not be used as a shelter facility until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter facility activity to another group or association, the special use granted at the subject site shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject 5th and 6th floors) the premises as a transitional shelter, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: RJA/Architects
 APPEARANCES FOR: Richard Abrham
 APPEARANCES AGAINST:

CAL. NO. 110-89-Z
 MAP NO. 8-I
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 3424 S. Western Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, RJA/Architects, for Joseph D. Cortez, owner, on April 6, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the enclosure of the rear porch of a 3-story (includes basement) brick 2-dwelling unit building, whose north side yard will be about 2 feet and with no south side yard instead of 5.6 feet each and which enclosure will result in a 15% (495 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3424 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story with high basement brick 2-dwelling unit building; that the owner enclosed the rear porch of the said building without obtaining necessary building permits; that the owner hired the applicant architect and is now seeking to legalize the porch enclosure in order to secure the necessary building permits; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1) of the zoning ordinance; that the said porch enclosure results in a 495 sq. ft. increase in the existing floor area; that the plight of the owner is due to unique circumstances in that the owner erected the said porch enclosure without obtaining necessary building permits and now finds himself in a fait accompli situation; that no one appeared in opposition to

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the granting of the requested variations; that the enclosed porch is compatible with the existing improvements in the block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the enclosure of the rear porch of a 3-story (includes basement) brick 2-dwelling unit building, whose north side yard will be about 2 feet and with no south side yard instead of 5.6 feet each, and which enclosure will result in a 15% (495 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3424 S. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Phoebe S. Selden
 APPEARANCES FOR: Margaret Byrne
 APPEARANCES AGAINST:

CAL. NO. 111-89-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 3115 N. Clifton Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Phoebe S. Selden, owner, on April 13, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormer addition to the front half of the attic of a 2-story frame 2-dwelling unit building on the rear of a lot improved additionally with a 2-story frame 2-dwelling unit building, which addition is located entirely within the required 30 feet rear yard and exceeds by 3.66% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3115 N. Clifton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.6-4, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 2-story frame 2-dwelling unit building on the rear of the lot which is additionally improved with a 2-story frame 2-dwelling unit building on the front of the lot; that the applicant erected the said dormer addition on the north side of the front of the rear 2-story 2-dwelling unit building without obtaining the necessary building permits; that the applicant is now seeking to legalize the dormer addition in order to secure necessary building permits; that the said dormer addition exceeds by 3.66% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance and is located entirely within the required 30 feet rear yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said dormer is necessary to increase the living space in the 2nd floor coach house dwelling unit which is occupied by the applicant; that the plight of the owner is due to unique circumstances in that the dormer addition was constructed without obtaining

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necessary building permits and that the applicant now finds herself in a fait accompli situation; that no one appeared in opposition to the granting of the requested variations; and that the said dormer will not impair adequate supply of light and air to adjacent properties; that the subject site is located in an area characterized by dwelling units in the required rear yards and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormer addition to the front half of the attic of a 2-story frame 2-dwelling unit building on the rear of a lot improved additionally with a 2-story frame 2-dwelling unit building, which addition is located entirely within the required 30 feet rear yard and exceeds by 3.66% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3115 N. Clifton Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Peter and Bobbie Rosenzweig
 APPEARANCES FOR: Bobbie Rosenzweig
 APPEARANCES AGAINST:

CAL. NO. 112-89-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 6237 N. St. Louis Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Peter and Bobbie Rosenzweig, owners, on April 17, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 1 and 2-story addition (978 sq. ft. total) to the rear of a 2-story brick and frame single-family residence, whose total floor area ratio will be about 0.57 instead of 0.50, on premises at 6237 N. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick and frame single-family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the 1 and 2-story 978 sq. ft. total addition to the rear of the existing building is necessary to meet the needs of the applicants and their family; that the plight of the owners is due to the necessity of providing additional bedroom and family room space; that the proposed addition will follow the lines of the existing residential structure and will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1 and 2-story addition (978 sq. ft. total) to the rear of a 2-story brick and frame single-family residence, whose total floor area ratio will be about 0.57 instead of 0.50, on premises at 6237 N. St. Louis Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Jan H. Faibisoff
 APPEARANCES FOR: Jan H. Faibisoff
 APPEARANCES AGAINST:

CAL. NO. 113-89-Z
 MAP NO. 19-I
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 3016 W. Jarvis Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Jan H. Faibisoff, owner, on April 17, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story and 2nd story addition (414 sq. ft. total) to the rear of a 1 and 2-story brick single-family residence, whose west side yard will be 2.96 feet and whose east side yard will be 2.98 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3016 W. Jarvis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 1 and 2-story brick single-family residence; that the applicant proposes to erect a 2-story and 2nd story addition of 414 sq. ft. total to the rear of the existing residential structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to meet the lifestyle needs of the applicant and her family; that the plight of the owner is due to the necessity of providing additional bedrooms, bathroom and an enlarged kitchen; that the proposed additions will follow the building lines of the existing residential structure and that the variations, if granted, will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

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ordinance and that a variation be and it is hereby granted to permit the erection of a 2-story and 2nd story addition (414 sq. ft. total) to the rear of a 1 and 2-story brick single-family residence, whose west side yard will be 2.96 feet and whose east side yard will be 2.98 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3016 W. Jarvis Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Clara Harris
 APPEARANCES FOR: Clara Harris
 APPEARANCES AGAINST:

CAL. NO. 114-89-S
 MAP NO. 20-G
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 8692 S. Vincennes Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Clara Harris, owner, on April 11, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2-story brick building, in a B4-1 Restricted Service District, on premises at 8692 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically. §8.4-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story brick store building; that the subject store was previously occupied by a tavern about 10 years ago, the fixtures having remained intact during the interim period; that the proposed use is necessary for the public convenience at this location; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the establishment of a tavern at the subject site will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a tavern in a 2-story brick building, on premises at 8692 S. Vincennes Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Lawndale Bank
 APPEARANCES FOR: David Upah
 APPEARANCES AGAINST:

CAL. NO. 115-89-S
 MAP NO. 6-J
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 3332-44 W. 26th Street and 2542-58 S. Christiana Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Lawndale Bank, for American National Bank & Trust Co., Tr. #64197, owner, on April 13, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles; partly in a B5-2 General Service District and partly in an R4 General Residence District, on premises at 3332-44 W. 26th Street and 2542-58 S. Christiana Avenue, to serve a bank located at 3333 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.7-4, §8.4-1, §8.11-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located partly in a B5-2 General Service District and partly in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be partly located in a B5-2 General Service District and partly in an R4 General Residence District; that the subject site is presently improved with a 1-story brick filing station to be demolished; that the proposed parking lot is necessary for the public convenience at this location to provide employee and customer parking for a bank located at 3333 W. 26th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed accessory parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3332-44 W. 26th Street

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Cal.No. 115-89-S

and 2542-58 S. Christiana Avenue to serve a bank located at 3333 W. 26th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to employees and customers of the applicant bank and that no commercial vehicles shall be parked upon said parking lot at any time; that the lot shall be enclosed, excepting the driveways, with a 7 feet high ornamental fence; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that lighting shall be provided; that striping shall be provided; that the lot shall be securely locked at all times when not in use by the applicant bank; that ingress and egress shall be from W. 26th Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Lawndale Bank
 APPEARANCES FOR: David Upah
 APPEARANCES AGAINST:

CAL NO. 116-89-Z
 MAP NO. 6-J
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 3332-44 W. 26th Street and 2542-58 S. Christiana Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lawndale Bank, for American National Bank & Trust Co., Tr. #64197, owner, on April 17, 1989, filed an application for a variation of the zoning ordinance to permit, partly in a B5-2 General Service District and partly in an R4 General Residence District, on premises at 3332-44 W. 26th Street and 2542-58 S. Chrisitana Avenue, the establishment of an off-site accessory parking lot with parking within the required 15 foot front yard of the portion of the lot situated in the R4 General Residence District (north 48 feet); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §8.4-5, §8.11-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located partly in a B5-2 General Service District and partly in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located partly in a B5-2 General Service District and partly in an R4 General Residence District; that on May 19, 1989, in Calendar No. 115-89-S, the Board approved a special use for the establishment of an off-site accessory parking lot at the subject site to serve the applicant bank located a 3333 W. 26th Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessitated by the need of the applicant bank to fully maximize the subject lot for accessory parking for customers and employees; that the plight of the owner is due to the north 48 feet of the lot being situated in the R4 General Residence District which requires a 15 foot front yard set back; that the northern end of the lot abuts a business building which will serve as a buffer between the parking lot and the residential improvements to the north and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of an off-site accessory parking lot with parking within the required 15 foot front yard of the portion of the lot situated in the R4 General Residence District (north 48 feet), on premises at 3332-44 W. 26th Street and 2542-58 S. Christiana Avenue.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: S.L. Vander Zanden
 APPEARANCES FOR: S.L. Vander Zanden
 APPEARANCES AGAINST:

CAL. NO. 117-89-S
 MAP NO. 7-G
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 2859 N. Southport Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, S.L. Vander Zanden, for Aetna Bank, Tr. #10-4217, owner, on April 18, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor in the conversion and expansion of a 1 and 2-story brick former funeral home building to 4-dwelling units, in a B2-2 Restricted Retail District, on premises at 2859 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the applicant proposes to convert and expand the existing 1 and 2-story former funeral home building to 4 dwelling units; that the proposed use is necessary for the public convenience at this location in that although the subject site is located in a business district, there is no demand for business uses on this block and that the requested use is necessary to construct an economically viable residential development; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will meet all building code requirements and which residential dwelling units will provide adequate off-street parking garages; and that the proposed residential use on the ground floor of the subject building will be compatible with the existing residential improvements in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the ground

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floor in the conversion and expansion of a 1 and 2-story brick former funeral home building to 4 dwelling units, on premises at 2859 N. Southport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: S.L. Vander Zanden
 APPEARANCES FOR: S.L. Vander Zanden
 APPEARANCES AGAINST:

CAL. NO. 118-89-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 2859 N. Southport Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, S.L. Vander Zanden, for Aetna Bank, Tr. #10-4217, owner, on April 18, 1989 to permit, in a B2-2 Restricted Retail District, the erection of a 2nd story and penthouse addition to an existing 1 and 2-story brick proposed 4-dwelling unit building, with no provision for a 15 foot front yard, 3 foot side yard and a 30 foot rear yard, on premises at 2859 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, :8.7-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that on May 19, 1989, in Calendar No. 117-89-S, the Board approved a special use for the establishment of dwelling units on the ground floor in the conversion and expansion of a 1 and 2-story brick former funeral home building to 4 dwelling units; on the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to build modern, livable dwelling units in the subject building; that the plight of the owner is due to unique circumstances in that due to the waiver of business use on the ground floor the applicant is now required to provide residential yard setbacks; that the proposed 4-dwelling unit building will be compatible with the existing residential improvements in the area and the variation, if granted, will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

MINUTES OF MEETING

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Cal. No. 118-89-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story & penthouse addition to an existing 1 and 2-story brick proposed 4-dwelling unit building, with no provision for a 15 foot front yard, 3 foot side yard and 30 foot rear yard, on premises at 2859 N. Southport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: William Stewart
 APPEARANCES FOR: William Stewart
 APPEARANCES AGAINST: E.G. Smith, Sr.

CAL. NO. 119-89-Z
 MAP NO. 8-E
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 3153 S. Giles Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William Stewart, owner, on April 19, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a recently constructed open staircase and porch to the front of a 2-story brick residence, which exceeds the 4 foot height permitted in the required front yard, on premises at 3153 S. Giles Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.7-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick residence with a recently constructed open staircase and front porch; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said open staircase and front porch are necessary to replace the original porch which had collapsed; that the plight of the owner is due to unique circumstance in that the said staircase and porch were constructed without obtaining necessary building permits and that the owner now finds himself in a fait accompli situation; that the porch and open staircase are located in the same place as the original porch and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a recently constructed open staircase and porch to the front of a 2-story brick residence, which exceeds the 4 foot height permitted in the required front yard, on premises at 3153 S. Giles Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Seymour Goldberg
APPEARANCES FOR: Monte Viner
APPEARANCES AGAINST:

CAL. NO. 120-89-A
MAP NO. 6-I
MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 2815 W. 25th Place

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE RESOLUTION:

WHEREAS, Seymour Goldberg, for Elois Aquirre, owner, on March 30, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2 and 3-story brick building as 9 dwelling units, in an R4 General Residence District, on premises at 2815 W. 25th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that in 1983, the owner purchased the property consisting of a 3-story brick building and a 2-story brick building connected by a porch; that the 3-story portion of the total structure has been occupied by 5 dwelling units and the rear 2-story portion has been occupied by 4 dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the owner has the right to continue the occupancy of the connected buildings as 9 dwelling units, provided the buildings are brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2 and 3-story brick building, on premises at 2815 W. 25th Place, as 9 dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Elvira Garcia
 APPEARANCES FOR: Elvira Garcia
 APPEARANCES AGAINST:

CAL. NO. 121-89-A
 MAP NO. 6-I
 MINUTES OF MEETING

PREMISES AFFECTED— 2615 S. Troy Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Elvira Garcia, owner, on April 6, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 2-story brick building, in an R3 General Residence District, on premises at 2615 S. Troy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the store in the 2-story brick store and apartment building has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the establishment of a beauty shop in the subject store is permitted under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in a 2-story brick building, on premises at 2615 S. Troy Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Miguel Zavala
 APPEARANCES FOR: Miguel Zavala
 APPEARANCES AGAINST:

CAL. NO. 122-89-A
 MAP NO. 28-E
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 11605 S. Prairie Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Miguel Zavala, for Roberto Zavala, owner, on April 11, 1989, filed an appeal from the Office of the Zoning Administrator in refusing to permit the establishment of a fruit and vegetable store in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 11605 S. Prairie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the 2-story brick store and apartment building has been previously occupied by business uses, the last use having been a produce business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a fruit and vegetable store in a 2-story brick store and apartment building, on premises at 11605 S. Prairie Avenue, upon condition that the hours of operation shall be limited to the hours between 11:00 A.M. and 7 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Maria Moron
 APPEARANCES FOR: Maria Moron
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2120 W. 23rd Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 123-89-A
 MAP NO. 6-H
 MINUTES OF MEETING
 May 19, 1989

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Maria Moron, for Mauro and Maria Moron, owners, on April 13, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit habitable rooms and a kitchen facility in the basement of a 1-story brick single-family residence, in a B4-1 Restricted Service District, on premises at 2120 W. 23rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.6-4(1), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick single-family residence with a high basement on ground level below the vaulted sidewalk; that the appellant seeks to establish a dwelling unit in the basement area of the existing single-family residence to be occupied by her daughter as a related family dwelling unit; that almost the entire block is improved with residential uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit habitable rooms and a kitchen facility, as a related living dwelling unit only, on premises at 2120 W. 23rd Street, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Juan Diaz
APPEARANCES FOR: Juan Diaz
APPEARANCES AGAINST:

CAL. NO. 124-89-A
MAP NO. 4-H
MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED— 1701 S. Paulina Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Juan Diaz, for Gricelda Alarcon, owner, on April 18, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store to a dwelling unit in a 2-story brick store and 3-dwelling unit building on a lot improved additionally with two 2-dwelling unit frame buildings, in a B4-2 Restricted Service District, on premises at 1701 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.6-4(2), §8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District on a lot additionally improved with two non-conforming 2 dwelling unit frame buildings; that the store in the subject building faces onto W. 17th Street, with an address of 1659 W. 17th Street, and was converted to a dwelling unit without obtaining a permit; that the appellant now seeks to legalize the dwelling unit in the subject building; that the subject building, as well as the two additional buildings on the lot, are non-conforming due to residential use below the 2nd floor in this B4-2 zone; that under Section 6.4-6 of the zoning ordinance, the non-conforming use may be extended throughout the building; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a store to a dwelling unit in a 2-story brick store and 3-dwelling unit building on a lot improved additionally with two 2 dwelling unit frame buildings, on premises at 1701 S. Paulina Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Maranatha Assembly of God
 APPEARANCES FOR: David Cohen
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 3542 W. 59th Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 125-89-S
 MAP NO. 14-J
 MINUTES OF MEETING
 May 19, 1989

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Maranatha Assembly of God, for Marquette National Bank, Tr. #9471, owner, on April 16, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 278-seat church in a 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 3542 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a vacant 1-story brick business building; that a church is necessary at this location to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will meet all building code regulations and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; that W. 59th Street at this location is not an economically viable business area and that the proposed church will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 278-seat church in a 1-story brick store building, on premises at 3542 W. 59th Street, upon condition that the on-site parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material,

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Cal. No. 125-89-S

properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be erected on the periphery of the lot, excepting the driveway(s); that concrete wheel stops shall be provided; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the parking area shall be securely locked during all hours when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Maranatha Assembly of God
 APPEARANCES FOR: David Cohen
 APPEARANCES AGAINST:

CAL. NO. 126-89-Z
 MAP NO. 14-J
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 3542 W. 59th Street

SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Maranatha Assembly of God, for Marquette National Bank, Tr. #9471, owner, on April 18, 1989, filed an application for a variation of the zoning ordinance to permit, in a B2-1 Restricted Retail District, the establishment of a 278-seat church with on-site parking for 20 instead of 23 automobiles, on premises at 3542 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.11-1(4), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that on May 19, 1989, in Calendar No. 125-89-S, the Board approved a special use for the establishment of a 278-seat church in a 1-story brick store building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variation is necessitated by the size of the existing on-site parking area; that the plight of the owner is due to the limited space available for on-site parking; and that the variation, if granted, will not alter the essential character of the locality in that the waiver of 3 on-site parking spaces will not materially affect parking in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of a 278-seat church with on-site parking for 20 instead of 23 automobiles, on premises at 3542 W. 59th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Comsat Video Enterprises
 APPEARANCES FOR: Rolando Acosta
 APPEARANCES AGAINST:

CAL. NO. 127-89-S
 MAP NO. 18-K
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 7353 S. Cicero Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Comsat Video Enterprises, for LaSalle National Bank, Tr. #51775, owner, on April 20, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 14.7' earth station receiving antenna to service a Holiday Inn Motel, in a B5-2 General Service District, on premises at 7353 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on May 1, 1989; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the applicant proposes to erect a 14.7' diameter earth station receiving antenna on the ground behind a Holiday Inn Motel located on the subject property; that the proposed use is necessary for the public convenience at this location to provide more diverse television programming with a high quality image to the motel guests; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed antenna which will not interfere with other audio/video signals and will be located behind the Holiday Inn building, thereby minimizing any visual impact; and that the proposed use will be located in the Ford City industrial park and shopping center area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 14.7' diameter earth station receiving antenna to service a Holiday Inn Motel, on premises at 7353 S. Cicero Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Newberry Plaza Condominium Association
 APPEARANCES FOR: Joseph Ash
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1030 N. State Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 74-89-S
 MAP NO. 3-F
 MINUTES OF MEETING
 April 21, 1989 and
 May 19, 1989

ACTION OF BOARD—

Applicaton approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Newberry Plaza Condominium Association, owner, on February 22, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of three earth station antennas each 12 feet in diameter attached to the base of the 52-story Newberry Plaza condominium building, in a B7-6 General Central Business District, on premises at 1030 N. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 23, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-7, §8.4-7(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 1989 and May 19, 1989 after due notice thereof by publication in the Chicago Tribune on April 3, 1989; and

WHEREAS, the district maps show that the premises are located in a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B7-6 General Central Business District; that the subject site is improved with a 52-story condominium building; that the applicant proposes to erect three earth station antennas each 12 feet in diameter near the base of the condominium building; that the proposed use is necessary for the public convenience at this location to provide improved television reception and additional channels for the benefit of the condominium unit owners; that the signal strength of the satellites from which reception is being sought requires antenna dishes of 12 feet in diameter; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed earth station antennas which will be located at the rear of the subject building about 5 feet below the floor level of the first residential floor of the subject condominium building and will not interfere with other audio/video signals in the area; that the proposed antennas will not obstruct views from the condominium dwelling units and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 21, 1989 and May 19, 1989

Cal. No. 74-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of three earth station antennas each 12 feet in diameter attached near the base of the 52-story Newberry Plaza Condominium building, on premises at 1030 N. State Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Patrick T. Duquette
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 21-89-A
MAP NO. 5-G
MINUTES OF MEETING
May 19, 1989

PREMISES AFFECTED— 957 W. Webster Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Gerald Oguss

CAL. NO. 70-89-A

APPEARANCES FOR:

MAP NO. 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1989

PREMISES AFFECTED-- 850 N. Dewitt Place

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case continued to
June 16, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: General Parking Corporation

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 111-23 W. Kinzie Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

CAL. NO. 97-89-S

MAP NO. 1-F

MINUTES OF MEETING

May 19, 1989

Case continued to
June 16, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Rene Dayan
 APPEARANCES FOR: Rene Dayan, Philip M. Kiss
 APPEARANCES AGAINST:

CAL. NO. 98-89-Z
 MAP NO. 3-E
 MINUTES OF MEETING
 May 19, 1989

PREMISES AFFECTED-- 73 E. Cedar Street

SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rene Dayan, owner, on February 24, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story approximately 4.63' x 31.5' addition to the southeast side of an existing 3-story brick proposed single-family residence, with no east side yard instead of 2 feet, with no rear yard instead of 30 feet and which addition will result in an approximate 11% (about 400 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 73 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-5, §7.8-5, §7.9-5, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1989 after due notice thereof by publication in the Chicago Tribune on April 3, 1989; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on October 30, 1986 the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to convert a 6-dwelling unit building to a 3-story single-family residence and erect a 400 sq. ft. addition to the southeast side of the existing building which will result in an approximate 11% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary

MINUTES OF MEETING

May 19, 1989
Cal. No. 98-89-Z

to meet the needs of the owner; that the plight of the owner is due to the desire to enclose existing stairs and improve existing conditions in the conversion of the 6-dwelling unit building to a single-family residence; and that the proposed variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story approximately 4.63' x 31.5' addition to the southeast side of an existing 3-story brick proposed single-family residence, with no east side yard instead of 2 feet, with no rear yard instead of 30 feet and which addition will result in an approximate 11% (about 400 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 73 E. Cedar Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Michael West
 APPEARANCES FOR: Michael West
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 4101-59 W. Taylor Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 85-89-S
 MAP NO. 2-K
 MINUTES OF MEETING
 April 21, 1989 and
 May 19, 1989

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Michael West, owner, on February 23, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Class III Recycling Facility, in an M1-2 Restricted Manufacturing District, on premises at 4101-59 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 1989 and May 19, 1989 after due notice thereof by publication in the Chicago Tribune on April 3, 1989; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the subject site is an 86,400 sq. ft. parcel of land improved with 2 one-story commercial buildings; that the applicant processes aluminum cans and newspapers and leaf compost material; that the hours of operation are limited to the hours between 7 A.M. and 7 P.M., daily; that no materials other than the compost material will remain on the subject site longer than 10 days; that the applicant does not accept or recycle automobile parts; that no liquid or household garbage will be permitted on the subject site; that the entire site is fenced; that the proposed use is necessary for the public convenience at this location in that there is a critical need for local area facilities for recycling materials in the City of Chicago; that the public health, safety and welfare will be adequately protected in the design, location and operation of said recycling facility to be operated under the conditions hereinafter set forth and which will be operated in compliance with the U.S Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Environmental Protection Division of the Department of Consumer Services, and in compliance with the performance standards established in Article 10 of the zoning ordinance; and that the subject site is located near railroad tracks and vacant lots and that the said use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 21, 1989 and May 19, 1989

Cal. No. 85-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a Class III Recycling Facility, on premises at 4101-59 W. Taylor Street, upon condition that the entire site shall be enclosed with chain link fencing, including security gates; that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., daily; that the facility shall be securely locked during all hours when not in operation; that no materials, excepting compost material, shall remain on the premises longer than 10 days; that no automobile parts shall be accepted for recycling; that no liquid or household garbage shall be accepted or processed; that no vehicles, equipment or materials shall be stored outside the fenced premises on public streets or ways; that the proposed use shall be conducted in compliance with the requirements of the U.S Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Environmental Protection Division of the Department of Consumer Services, and the performance standards established under Article 10 of the zoning ordinance and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ravenswood Disposal Service, Inc.
 APPEARANCES FOR: Jerome N. Zurla
 APPEARANCES AGAINST: Bernard I. Citron, et al.
 PREMISES AFFECTED— 200-54 N. Talman Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 87-89-S
 MAP NO. 1-I
 MINUTES OF MEETING
 April 21, 1989 and
 May 19, 1989

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon			X
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Ravenswood Disposal Service, Inc., owner, on March 17, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Class II Recycling Facility and Transfer Station in a 1-story brick building, in an M2-2 General Manufacturing District, on premises at 200-54 N. Talman Avenue and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-2, §10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 1989 and May 19, 1989 after due notice thereof by publication in the Chicago Tribune on April 3, 1989; and

WHEREAS, the district maps show that the premises are located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-2 General Manufacturing District; that the subject site is a 72,218 sq. ft. parcel of land improved with a 13,000 sq. ft. brick building; that the proposed recycling and transfer station operation will be conducted in the existing building; that a concrete box will be constructed on the existing concrete floor which, at the far end, will have an 8 ft. or higher concrete retaining wall; that a concrete curb of approximately 1 ft. in height will surround the concrete box in which the solid waste materials will be dumped from roll-off trucks and dumpsters; that the waste collection trucks will ingress and egress the facility via Talman Avenue; that the applicant proposes to recycle non-organic materials such as paper, metal, wood, concrete and other materials usually generated from construction or renovation sites; that the materials that cannot be recycled will be scooped up, placed in containers and sent to landfills; that the facility will not handle hazardous liquid wastes or organic household garbage; that there will be no burning of any waste materials on the site; that dust control sprinklers will be provided; that no waste or recyclable materials will remain on the site longer than one day; that the proposed use is necessary for the public convenience at this location in that there is a critical need for local

MINUTES OF MEETING

April 21, 1989 and May 19, 1989

Cal. No. 87-89-S

area facilities for recycling and transferring waste materials in the City of Chicago; that the public health, safety and welfare will be adequately protected in the design, location and operation of said facility to be operated under the conditions hereinafter set forth and which will be operated in compliance with the U.S Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Environmental Protection Division of the Department of Consumer Services, and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the subject site is located near vacant lots and other manufacturing uses and that the said use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a Class II Recycling Facility and Transfer Station in a 1-story brick building, on premises at 200-54 N. Talman Avenue, upon condition that the entire site shall be enclosed with solid fencing, including security gates; that the facility shall be securely locked during all hours when not in operation; that no materials shall remain on the premises longer than one day; that no hazardous liquid or household wastes shall be accepted or processed; that there shall be no burning of any waste materials on the site at any time; that dust control sprinklers shall be provided; that no vehicles or equipment shall be stored outside the fenced premises; that the entire recycling and transferring operation shall take place within the 1-story brick building on the site; that all vehicular deliveries to and from the site shall be via Lake Street or Fulton Street and not via any residential streets in the area; that all open trucks shall be covered by a tarpaulin in a manner to prevent escape of debris or dust; that the operation shall be conducted in compliance with the requirements of the U.S Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Environmental Protection Division of the Department of Consumer Services, and the performance standards established in Article 10 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the heretofore approved special use shall be subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this matter for a period of two years from the date hereof for the purpose of reviewing any community comments or complaints the Board receives regarding the applicant's operation, and to determine if additional conditions are necessary to insure that the public health, safety and welfare continues to be adequately protected.

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Cal. No. 94-86-Z

Mr. Daniel L. Houlihan, for Robert W. and Sandra H. Thomas, owners, presented a request for an extension of time in which to obtain necessary building permits for the erection of a 3-story single-family residence, whose front yard will be 12.11 feet instead of 15 feet and with no north and south side yards instead of 2.5 feet each, on premises at 2039 N. Mohawk Street, which variations were granted by the Zoning Board of Appeals on July 18, 1986, Calendar No. 94-86-Z, and for which extensions of time were granted on September 18, 1987 and September 16, 1988, and with a further extension of time denied on April 21, 1989.

Mr. Houlihan stated that although the applicants were originally represented by Daniel L. Houlihan & Associates, Ltd., before the Board on July 18, 1986, the applicants have, in the matter of the aforesaid extension requests, been appearing by their architect and without benefit of legal counsel and that applicants were unaware that the second extension granted by the Board on September 16, 1988 was, in fact a final extension, there being no language of limitation in the text of said grant. Mr. Houlihan stated that given the Board's two prior grants of time extension, neither the applicants nor their architect appeared before the Board on April 21, 1989 to argue the merits of their request, erroneously believing that a further grant of extension would result as twice before on September 18, 1987 and September 16, 1988. Further, the applicants have entered into a written contract for the construction of the single-family residence and have applied for a building permit with the City of Chicago for development of the subject premises in complete accordance with the Board's granting of the variations from the applicable district regulations; and that the applicants have been advised that a permit would issue within 24 hours of the issuance of a resolution by the Board granting a further extension of time.

Vice Chairman Caldwell moved that one final extension of time in which to obtain building permits be granted and the time extended to June 16, 1989. The motion prevailed by yeas and nays as follows:

Yeas- Caldwell, Howlett, Fornelli. Nays- Alakiotou. Absent- Kennon.

MINUTES OF MEETING
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Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 16, 1989.

Manwin Rest
Secretary